

Prepared By and Return To:
Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

Order No.: 2024CTG0414596

Property Appraiser's Parcel I.D. (folio) Number:
2940028

WARRANTY DEED

THIS WARRANTY DEED dated May 23, 2024, by James Smith and Judy Smith, husband and wife, whose post office address is 12805 McKay Ave, Cumberland, Maryland 21502 (the "Grantor"), to Norman S Beekman and Rafaela Casillas, husband and wife, whose post office address is 1541 Sandusky St SE, Palm Bay, Florida, 32909 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BREVARD, State of Florida, viz:

Lot 21, Block 947, PORT MALABAR UNIT EIGHTEEN, according to the plat thereof, recorded in Plat Book 15, Pages 109 through 119, inclusive, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Bailey Canales
Witness Signature

Bailey Canales
Printed Name of First Witness

6052 TURKEY LAKE RD STE 204
ORLANDO FL 32819
Address of First Witness

[Signature]
Witness Signature
Nayla Torres
Printed Name of Second Witness

6052 TURKEY LAKE RD STE 204
ORLANDO FL 32819
Address of Second Witness

[Signature]
James Smith

Judy Smith
Judy Smith

Grantor Address:
12805 McKay Ave
Cumberland, MD 21502

STATE OF FL

COUNTY OF Brevard

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 23 day of May, 2024 by James Smith and Judy Smith, who is/are personally known to me or who has/have produced FL DL as identification.

Bailey Canales
Notary Public

Bailey Canales
Printed Name

(SEAL)

